



44 Ashwood Avenue, Abram, WN2 5YE

Offers in excess of £150,000

ARC Homes in Hindley are delighted to offer for sale this fantastic, well-presented two-bedroom semi-detached property, positioned within a popular location. This lovely home has recently been refurbished and offers generous accommodation, together with private rear gardens and off-road parking. An ideal purchase for a range of buyers, early viewing is highly advised to avoid missing out.

To the front of the property is an excellent, well-proportioned sitting room, while to the rear is a gorgeous modern refitted breakfast kitchen. To the first floor are two generous bedrooms and a modern bathroom.

Outside, the front garden provides ample off-road parking, with double gates leading to the side. The enclosed rear gardens are low maintenance and provide generous outdoor space, together with a good degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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105 Market Street Hindley, WN2 3AA

T. 01942 363599
info@arc-homes.net

